178.0	0010	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,700 / 732,700
					USE VALUE:	732,700 / 732,700
					ASSESSED:	732,700 / 732,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SEGAL ROBERT G--ETAL
Owner 2:	YELLIN JANICE W
Owner 3:	
Street 1:	7 VIRGINIA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 1504 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7120.000	289,200		443,500	732,700
Total Card	0.163	289,200		443,500	732,700
Total Parcel	0.163	289,200		443,500	732,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.17 | /Parcel: 487.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121193

GIS Ref

GIS Ref

Insp Date 08/02/18

!14047!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0010-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	289,200	0	7,120.	443,500	732,700		Year end	12/23/2021
2021	101	FV	281,000	0	7,120.	443,500	724,500		Year End Roll	12/10/2020
2020	101	FV	281,100	0	7,120.	443,500	724,600	724,600	Year End Roll	12/18/2019
2019	101	FV	223,000	0	7,120.	443,500	666,500	666,500	Year End Roll	1/3/2019
2018	101	FV	215,500	0	7,120.	373,800	589,300	589,300	Year End Roll	12/20/2017
2017	101	FV	215,500	0	7,120.	342,100	557,600	557,600	Year End Roll	1/3/2017
2016	101	FV	215,500	0	7,120.	291,500	507,000	507,000	Year End	1/4/2016
2015	101	FV	210,300	0	7,120.	253,400	463,700	463,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:14:31

LAST REV

Date	Time
08/10/18	11:30:34
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14047

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15650-195		6/1/1984		131,000	No	No		Y

USER DEFINED

Prior Id # 1:	121193
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2017	888	Siding	18,900	C				
1/5/2017	10	Add Bath	14,500	O				
12/23/2004	1206	Redo Kit	25,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	Inspected	CC	Chris C
7/11/2018	MEAS&NOTICE	CC	Chris C
9/13/2017	Left Notice	DGM	D Mann
9/13/2017	Measured	DGM	D Mann
9/13/2017	Permit Visit	DGM	D Mann
11/12/2008	Meas/Inspect	345	PATRIOT
6/13/2005	Permit Visit	BR	B Rossignol
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7120		Sq. Ft.	Site		0	70.	0.89	7									443,521						443,500	

Total AC/HA:	0.16345	Total SF/SM:	7120	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	443,521	Spl Credit		Total:	443,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34813833
Const Adj.:	0.97844672
Adj $ / SQ:	171.481
Other Features:	97250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392933
Depreciation:	103734
Depreciated Total:	289199

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

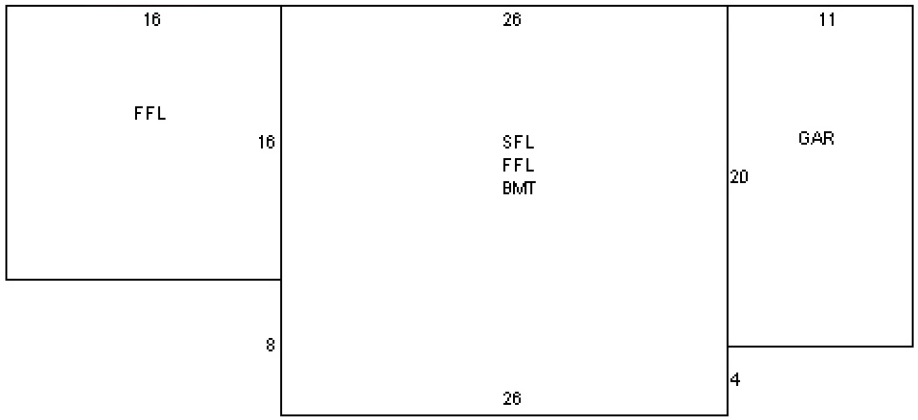
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.48
Special Features:	0	Val/Su Net:	123.17
Final Total:	289200	Val/Su SzAd	192.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	880	171.480	150,903
BMT	Basement	624	51.440	32,101
SFL	Second Floor	624	171.480	107,004
GAR	Garage	220	25.800	5,675

Net Sketched Area:	2,348			Total:	295,683
Size Ad	1504	Gross Area	2348	FinArea	1504

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0010-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	